

TOWN OF EGREMONT, MASSACHUSETTS  
MEETING OF THE ZONING BOARD OF APPEALS  
Special Permit Hearing - Fiber Connect  
MINUTES

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Date: July 8, 2021

Time: 4:30pm

Place: In-person at Town Hall and Zoom Meeting  
Egremont

ZBA members present in person at Egremont Town Hall were Chairman Cathy Fracasse, Rolfe Tessem and Mark Holmes.

Others participating via zoom: Lucinda Vermeulen, Marj Wexler, Robert Akroyd(Greylock Design), and Roger Reed(arriving late).

The meeting was video and audio recorded.

Mitchell Shames has applied for a special permit to expand his pre-existing, non-conforming residence located at 79 Prospect Lake Road. The expansion does not make the structure any more non-conforming.

The members of the ZBA conducted a site visit a week before the hearing.

The expansion doubles the size of the residential area of the structure but does not increase the non-conformity which is that the building infringes on the front set back.

Mr. Akroyd, speaking on behalf of the applicant, noted there are plans in the application that include an existing conditions and a proposed conditions. There are no changes on the west side of the structure. The expansion is no taller and is actually shorter than the main part of the house. The porch will wrap further around the structure than it currently does. The expansion is actually 3' further away from the front set-back than the current structure. The expansion works with the existing structure and its load bearing walls.

There was a negative determination from the Conservation Commission.

The Board agreed that it met all the criteria in Sections 6.4.1 through 6.4.5 of the zoning bylaws.

**A.** The proposed amendment is in compliance with all other provisions and requirements of the Bylaw, and in harmony with its general intent and purpose.

**B.** The proposed amendment is essential or desirable to the public convenience or welfare at the proposed location.

**C.** The proposed amendment is not detrimental to adjacent uses or to the established or planned future character of the neighborhood.

**D.** The proposed amendment will not create undue traffic congestion, or unduly impair pedestrian safety.

**E.** The proposed amendment will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the Town will be unduly subjected to the hazards affecting public health, safety or general welfare.

There has been no input from abutters or town departments.

Rolfe Tessem made a motion to accept the application as presented and to grant the special permit. Seconded by Mark Holmes. Motion was approved by unanimous by roll call vote. The special permit is issued.

The Board laid out the time line - Mary Brazie documents the meeting and drafts the special permit, which is then signed, filed with the Town Clerk and sent to the applicant and others. The process usually takes a few days. The appeal period is 20 days from date filed with the town clerk.

The hearing closed at 4:42pm.

Mary Brazie,  
Office Administrator

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*The recording of the minutes is on record at the Town Hall for 90 days. Anyone who wishes to may obtain a copy or listen to the recording at Town Hall. Attachments are on file at Town Hall.*